

(b) Any and all other indebtedness now owing or which may be hereafter owing by Borrower to Lender however incurred.

Provided, always, and it is the true intent and meaning of the parties to these presents, that when Borrower, its successors or assigns, shall pay or cause to be paid to Lender, its successors or assigns, the Indebtedness according to the conditions and agreements of the Note and this Mortgage, and shall perform all of the obligations according to the true intent and meaning of the Note and of this Mortgage and the conditions thereunder, and hereunder, then this Mortgage shall cease, determine and be null and void, and Lender shall execute and deliver to Borrower a satisfaction of this Mortgage in recordable form; otherwise, this Mortgage shall remain in full force and effect.

Borrower hereby further covenants and agrees with Lender as follows:

ARTICLE I

1.01 Payment of Indebtedness. Borrower shall pay the Note according to the tenor thereof and the remainder of the Indebtedness promptly as the same shall become due.

1.02 Taxes, Liens and Other Charges.

(a) Borrower shall pay, on or before the due date thereof, all taxes, assessments, levies, license fees, permit fees and all other charges (in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen) of every character whatsoever (including all penalties and interest thereon) now or hereafter levied, assessed, confirmed or imposed on, or in respect of, or which may be a lien upon, the Premises, or any part thereof, or any estate, right or interest therein, or upon the rents, issues, income or profits